

From: [REDACTED]
To: -- City Clerk; Landlord Tenant Protections
Subject: Letter regarding AMENDING CHAPTER 6.60
Date: Saturday, April 15, 2023 9:36:29 AM

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Dear City Council and City Clerk;

I am writing to express concern with the terms of the proposed amendment of Chapter 6.60 of the Petaluma Code to be heard on April 17. rental units: Specifically, the regulations which impede the repair and maintenance of rental stock.

As we all know construction costs, building supplies, fire and liability insurance costs have all soared in the last few years; probably over 75% in the last three years. It is getting expensive to keep property in good repair!

Now a new and complicated law is proposed that increases the costs of making needed repairs to houses.

Take the requirement "Notices provided under this section shall be in English and Spanish:" While well intended, this adds a whole new level of complexity to communicating with tenants. While I am proud to speak reasonable Spanish I would have a hard time translating the mandates of Section 6.60.060.

This law is a deep dive into imposing complicated social justice duties on the the economic activity of providing housing.

I have three rental units (not in Petaluma) I built. I provide nice comfortable housing at fair rent. I am not good at full-filling the role of a social worker. I pay property taxes, income taxes, sales taxes, and business licenses so the government can provide needed services to people, as the government sees fit.

This Amendment will definitely chill many peoples' enthusiasm for building new housing in Petaluma.

In this the Amendment runs counter to State mandates on housing production (SB 6 and AB 2011). That is a bad thing since affordable housing creation is the best solution to housing shortages.

My suggestion is that the City Council exercise some legislative restraint to observe the affects of the new Tenant Protection Act and SB 6 and AB 2011 before complicating matters with a Petaluma specific law.

Thank you for considering this letter.

Respectfully yours,

Andrew Allen
[REDACTED]